



APPROVED 9-22-2005

**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 8, 2005
STUDY SESSION MINUTES**

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice Chairman
James Heitel, Commission Member
Kevin O'Neill, Development Member
Jeremy A. Jones, Design Member

ABSENT: Michael D'Andrea, Development Member
Michael Schmitt, Design Member

STAFF: Donna Bronski
Tim Curtis
Lusia Galav
Bill Verschuren
Al Ward
Greg Williams

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 12:25 p.m. A formal roll call confirmed members present as noted above.

DISCUSSION

STUDY SESSION

1. Spring Training Facilities Status Report

Kroy Ekblaw presented an update on the stadium improvements for Spring Training for the Giants. Mr. Ekblaw presented the Board with two samples of netting and reported that the smaller lighter braid is the netting that will be used at the Stadium. This netting is larger in the diameter of the square and is a much lighter braid, which will substantially reduce the visual aspect of the netting.

Highlights of Mr. Ekblaw's presentation included photographs of the netting in use at Grand Canyon College, a close-up photograph of the netting, a diagram depicting modest changes to the Clubhouse and Team Store elevations, and a diagram depicting changes in the right field area to accommodate a new elevator tower. Mr. Ekblaw reported that discussions are in progress with Charros regarding a possible move to the area above the bullpen.

In response to queries by Board Members Jones and O'Neill, Mr. Ekblaw explained that the metal poles on the elevator are both for the batter's eye and to be utilized by banners matching the event being held at the stadium. There is approximately 25-feet between Osborn and the netting.

Board Member O'Neill requested clarification regarding the duration of time that the netting will be up. Mr. Ekblaw stated that the netting will always be up, explaining that it is designed in such a way that it can work like a shower curtain and can slide from one side to the other. He confirmed that the netting will remain in place during the entire Spring Training months and further explained that subsequent use of the netting will be dependant upon the other activities that will be held at the stadium. Upon further inquiry by Board Member O'Neill, Mr. Ekblaw stated that the option of opening the netting when not in use and closing the netting for each individual event will be evaluated; however, it may not be practical from a maintenance standpoint.

Upon inquiry by Commissioner Heitel, Mr. Ekblaw confirmed that the pole is made of steel and will be painted to match the light poles on the field.

Vice-Chairman Cortez requested further clarification regarding the operation of the netting. Mr. Ekblaw confirmed that the netting will be one piece and will slide from one way to the other. The netting is manually operated. The logistics of the operational issues will be evaluated once the netting is in place.

CONSENT AGENDA

3. 82-DR-1984#2 Scottsdale Bible Church Renovation

Board Member O'Neill queried the results of the neighborhood involvement process. Mr. Williams reported that the neighbors had been contacted, resulting in one conversation regarding access to the parking lot on Moore Road. The Applicant held a formal meeting to communicate with the neighbors. The Department has not received any further comments from the neighbors.

4. 28-DR-2005 7002 E 1st Avenue Building/Parking

Expansion and remodel of an existing building in the Downtown District.

Board Member Jones noted that most of the garage appears to be enclosed and queried whether or not the ventilation requirements have been evaluated. Mr. Verschuren provided an explanation, confirming that the ventilation requirements have been met.

Vice-Chairman Cortez noted the fact that this project is in downtown and the architectural style that has been selected is very contemporary. He questioned the architectural teams' response with regard to how this building met the Downtown design guidelines. Mr. Verschuren affirmed that the building did meet the Downtown design guidelines. Vice-Chairman Cortez requested that the Board receive pertinent information with regard to what elements, that are currently within the design, draw upon some of the guidelines. Upon brief discussion, Vice-Chairman Cortez requested that the case be placed on the regular agenda for further discussion.

5. 46-DR-2005

Haarer Property-WCF

Faux cactus wireless facility.

In response to inquiry by Councilman Osterman regarding public comment, Mr. Ward indicated that the public has been notified about the proposal and no objections, comments or feedback have been received. The cactus is 10-feet tall.

Board Member Jones noted the height of the meter and queried whether or not something could be done to make it less visible. Mr. Ward reported that the meter has to be 4-feet above grade for someone to read the meter.

Vice-Chairman Cortez commented that the material is amazing, noting that it is a synthetic replica of a cactus. Mr. Ward confirmed that the cactus is built of fiberglass and it is RF friendly so that the antenna can be embedded behind it with the waves going right through it.

ADMINISTRATIVE REPORT

Ms. Galav introduced Frank Gray, who is the new General Manager of Planning and Development Services. Councilman Osterman extended a warm welcome to Mr. Gray.

The study session recessed at 12:55 p.m. for the purpose of holding the regular meeting and reconvened at 1:48 p.m.

2. Fashion Square Mall Improvement Updates

Bill Verschuren introduced the case and noted that the purpose of the presentation is to provide the Board with an update regarding the progress made on the project during the summer months and current plans for future development.

Scott Nelson, WestCor, addressed the Board. Highlights of the presentation included an overview of current construction and development plans, the Fashion Square Schematic, traffic concerns, photos of the Porte Cochere and valet parking, signage illustrations and elevations.

Board Member Jones noted that there is an obvious challenge in making the mall a destination and suggested generating the feeling that something could happen here and consider creating destinations within destinations.

Board Member O'Neill commended Mr. Nelson for attempting to create some greater opportunities to connect what is going on at the canal bank and waterfront to Scottsdale

Fashion Square as well as the out door shops that will enable people to visit the shop without feeling that they are going to a mall. He thanked Mr. Nelson for volunteering to come before the Board to share ideas and obtain feedback.

Board Member Schmitt queried the possibility of creating streetscape, pedestrian friendly areas on the east side of Marshall Way as well as the possibility of taking the outer 60-foot bay of parking at the street level and actually convert that into useable, rent-able retail space at the sidewalk.

In response to a question by Board Member O'Neill regarding short-term parking for Starbucks, Mr. Nelson noted that parking in this area will always be a challenge. People are currently utilizing the valet parking bays during the early morning hours.

3. Sephora Elevation, 213-DR-1996#11

Bill Verschuren presented the case. Barbara Emerson, Vice President of Design for Sephora, 525 Market Street, San Francisco, addressed the Board. Highlights of the presentation included a diagram depicting the existing elevation along with the proposed elevation and a rendering of the two-story facade.

In response to inquiry by Board Member O'Neill, Ms. Emerson reported that the store is on the second level of the interior of the mall.

In response to queries by Board Member Schmitt regarding whether the use of strong elements are defined as signage or architecture, Mr. Connor stated that retail is always different than most architectures, especially in groupings, but staff looks at it as if Sephora were to vacate the space, could it be occupied by another tenant without having to make entire modifications to recreate an identity. Staff encourages the window display elements to retail to enliven the frontage.

In response to further inquiry by Board Member Schmitt, Ms. Harrison confirmed that the images on the glass are suspended graphics.

Board Member Jones commended the efforts put forth by the Applicant and opined that it is a very nice project. Vice-Chairman Cortez commended WestCor for undertaking the double entry renovation to the mall and is glad to see that this is again a trend that will not only assist the retailer but also energize the whole elevation.

Councilman Osterman agreed and commented that the project adds real energy to that corner; it is very attractive, very interesting and will add new life to that area of the mall.

Upon inquiry by Mr. Verschuren, Councilman Osterman affirmed that the consensus of the Board is that project can go directly to staff approval without returning to the Board.

ADJOURNMENT

With no further business to discuss, the study session of the Scottsdale Development Review Board adjourned at 2:31 p.m.

Respectfully submitted,
A-V Tronics, Inc.